


RE/MAX real estate
Your
Lehigh Valley
Real Estate Expert

In our continuing efforts to be your source of real estate information in the Lehigh Valley, we are pleased to provide you in-depth data based on research from the Greater Lehigh Valley REALTORS® Multiple Listing Service (MLS). The housing market update includes information to provide the most comprehensive overview of real estate trends in the Lehigh Valley.

A few highlights from this month's statistics:

- New Listings increased 3.6 percent to 876.
- Pending Sales were up 22.5 percent to 758.
- Inventory levels shrank 27.4 percent to 2,074 units.
- The Median Sales Price increased 2.7 percent to \$184,950.
- Days on Market was down 20.0 percent to 44 days.
- Sellers were encouraged as Months Supply of Inventory was down 32.6 percent to 2.9 months. (*Inventory of approximately 4 to 7 months is typically regarded as constituting a balanced real estate market.*)

We hope you gained some valuable insight on our current market conditions. Please keep in mind, these graphs are a depiction of the data collected from the entire MLS and might not be reflective of the statistics of your particular home or neighborhood. If you would like a free, detailed analysis of your home's current value, please don't hesitate to call. 



Allentown: (610) 770-9000

3120 Hamilton Blvd · Allentown, PA 18103

Bethlehem: (610) 691-6100

310 Stoke Park Rd · Bethlehem, PA 18017

Easton: (610) 258-9600

2940 William Penn Hwy · Easton, PA 18045

www.LehighValleyHome.com

Activity Overview for October 2017

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	10-2016	10-2017	Percent Change from Previous Year	YTD 2016	YTD 2017	Percent Change from Previous Year
New Listings		909	876	- 3.6%	10,446	10,380	- 0.6%
Pending Sales		619	758	+ 22.5%	7,005	7,560	+ 7.9%
Closed Sales		713	672	- 5.8%	6,778	7,020	+ 3.6%
Days on Market		55	44	- 20.0%	61	48	- 21.3%
Median Sales Price		\$173,000	\$187,000	+ 8.1%	\$177,150	\$185,000	+ 4.4%
Average Sales Price		\$196,152	\$215,438	+ 9.8%	\$205,854	\$214,859	+ 4.4%
Pct. of List Price Received		96.8%	97.8%	+ 1.0%	97.2%	97.7%	+ 0.5%
Housing Affordability Index		199	175	- 12.1%	195	177	- 9.2%
Inventory		2,855	2,074	- 27.4%	--	--	--
Months Supply		4.3	2.9	- 32.6%	--	--	--